

BK: 2017 PG: 3903
Recorded: 12/14/2017 at 10:43:41.0 AM
Fee Amount: \$17.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by, Recording Requested By and Return to:

Charles Brown
Brown & Associates
2316 Southmore
Pasadena, TX 77502
713-941-4928
Client Id: AHP/AOL
Loan #: 8631718103



Record and

NON RECOURSE ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, JANET S. NORTHRUP, CHAPTER 7 TRUSTEE OF THE BANKRUPTCY ESTATE OF 3 STAR PROPERTIES, LLC, whose address is 1201 Louisiana, Suite 2800, Houston, TX 77002, does hereby assign and transfer to **U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+** forever and without recourse, whose address is 819 S. Wabash Avenue, Suite 606, Chicago, IL 60605, all its right, title and interest in of the bankruptcy estate of 3 Star Properties, LLC, if any, and to the described Mortgage executed by **ANGELA CAPPS, A SINGLE WOMAN** to **ABN AMRO MORTGAGE GROUP, INC.** for \$66,500.00 dated 8/2/2002 of record on 8/8/2002 in Book 2002 Page 3885, in the **MADISON** County Clerk's Office, State of **IOWA**; to have and to hold the security deed unto Assignee, its successors and assigns forever; and Assignor does hereby bind herself, her successors and assigns, to warrant and forever defend all and singular the security deed unto the Assignee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Assignor, but not otherwise. This transfer and assignment is made pursuant to the terms of the *Order Approving (i) Carve-Out Agreement, and (ii) Sale of Assets Free and Clear of All Liens, Claims, Encumbrances and Interests* (docket no. 86) in *In re: 3 Star Properties, LLC*; Case No. 16-34815; entered on May 25, 2017 by the U.S. Bankruptcy Court for the Southern District of Texas, Houston Division, and the terms of the Sales Contract approved by this Order.

This transfer is made on an "as is, where is" basis, without recourse or warranty, express or implied upon or by Assignor.

Property Address: 607 Brown St, Peru, IOWA 45967

Legal description: SEE ATTACHED EXHIBIT "A"

Parcel: 930000600170000, 930000600190000, 930000700020000, 930000700030000

Executed this 11.26.17

By: **JANET S. NORTHRUP, SOLELY IN HER CAPACITY AS TRUSTEE OF THE CHAPTER 7 BANKRUPTCY ESTATE OF 3 STAR PROPERTIES, LLC, AND NOT IN HER INDIVIDUAL CAPACITY**

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on 11-16-17 by JANET S. NORTHRUP, SOLELY IN HER CAPACITY AS TRUSTEE OF THE CHAPTER 7 BANKRUPTCY ESTATE OF 3 STAR PROPERTIES, LLC, AND NOT IN HER INDIVIDUAL CAPACITY on behalf of said bankruptcy estate.

Lisa Slater
Notary Public in and for the State of TEXAS

Notary's Printed Name: Lisa Slater

My Commission Expires: 11-23-17

For \$66,500.00 dated 8/2/2002

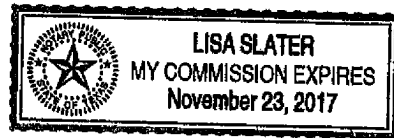


EXHIBIT "A"

Out Lot 47 except the East 14 feet in width thereof, and Out Lot 48 except the West 77.5 feet of the South 142.3 feet thereof, of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); AND Out Lot 3 and the North 69.6 feet of Out Lot 4 of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), all in Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa; AND

Outlot Four (4), except the North 69.6 feet of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), and the West 77.5 feet of the South 142.3 feet of Outlot Forty-eight (48) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), all in Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa